

PLANNING COMMISSION MINUTES

May 3, 1994

Present: Chairman Mark Green, Kathi Izatt, Don Millgan, Jeff Chretien, Elaine McKay (excused at 7:30 p.m. to attend Citizen's Committee meeting), Mike Homes, Dick Drescher; Barbara Holt, City Council Representative (arrived from Citizen's Committee meeting at 7:30 p.m.); Jack Bailing, City Engineer; Rusty Mahan, City Attorney; Nancy T. Lawrence, Recording Secretary

Absent: Mick Johnson, Planning Commission

The minutes of April 19, 1994 were unanimously approved as corrected.

CONDITIONAL USE PERMITS

5-03-94.3 Public hearing to consider approval of a temporary office trailer at 2215 So. Main, Willey Honda, owner.

At 7:05 p.m. the public hearing was opened and Mr. Balling reviewed the site plan. He stated that it Willey Honda has installed a temporary once at saw location to be used for their finance department. He said that prior to constructing a temporary building, the ordinance requires approval by the Planning Commission, and if approved, the temporary facility is limited for a period not to exceed six months unless an extension is granted by the Planning Commission. Mr. Balling reviewed the conditions which must be compiled with in order to receive conditional approval and stated that it Is the staff recommendation that conditional approval be granted, subject to (1) payment of ail necessary permits (with the fee being doubled, as required by ordinance if the building is installed prior to getting the permit); and (2) for a period not to exceed six months, with an extension being granted only if plans have been approved for a permanent facility.

The Commission discussed the request and Mr. Green asked if the owner has sufficient insurance to meet ordinance requirements. Mr. Mahan stated that he felt the dealership had enough insurance; however, it was suggested that proof of coverage be listed as one of the conditions of approval. In response to a question from the Commission, Mr. Mike Ridges, representing Willey Honda, stated that the temporary building was put up on April 2, 1994. He said the intent of the dealership is to build a permanent facility on the Willey Ford complex with frontage on Main Street.

Mr. Balling read into the minutes a letter from D. Wood opposing the request. The thrust of the opposition was irritation regarding loss of property value due to the owner of the dealership keeping horses on their premises. Mr. Chretien made a motion to approve the conditional use request, subject to the following conditions: (1) payment of a double permit fee; (2) for a period not to exceed six months, commencing tonight; and (3) that a certificate of Insurance be

presented to the City Attorney at the time the building permit is applied for. Mrs. McKay seconded the motion.

Mr. Holmes requested that the motion be amended to include the provision that the permit must be obtained within five days from this date (the six-month period to end November 3, 1994). Mrs. Izatt seconded the amendment. Voting on the amended motion was unanimous.

At this time (7:30 p.m.) Ms. McKay was excused from the meeting and Councilwoman Holt joined the meeting.

SUBDIVISIONS

05-03-94.S Preliminary subdivision approval for Bridlewood South Subdivision (four lots) at 4100 South Monarch Drive, Steve Randall, developer

Mr. Balling reviewed the site plan and stated that it is the recommendation of staff that preliminary approval be granted, subject to the following conditions:

1. Lot 1 meet the minimum lot width of 100 feet.
2. Monarch Drive be allowed to extend 670 feet maximum with a temporary sum-around as shown. Any further extension would require the development of two access ways.
3. The stub road to the west be approved by North Salt Lake and the Eaglewood Development.
4. Seven-foot-wide easements be provided along the frontage of all lots and around the perimeter of the lots.
5. The lots be fully improved to the City standards and engineering drawings be submitted with the final plats.

Following discussion, Mr. Holmes made a motion that preliminary subdivision approval be recommended subject to the conditions reviewed by Mr. Balling. Mr. Drescher seconded the motion which carried by a majority. Mr. Green abstained.

05-03-94.6 Final subdivision approval for Temple Ridge Subdivision at approximately 1700 South Bountiful Boulevard, Kent Hoggan, developer.

This item postponed to a future meeting.

05-03-94.7 Preliminary and final subdivision approval for a 2-lot subdivision at approximately 613 East 400 North, Erwin Bagnell, owner.

This item was cancelled. Approval Is not required.

5-03-94.8 Preliminary and final subdivision approval for a 2-lot subdivision at 750 North Main, Terry and Jill Toone, owners.

Mr. Balling explained that Terry and Jill Toone, owners, are desirous of dividing their lot at 750

North Main Street to form two building lots. He said that there is sufficient area and width to meet the requirements and it is the recommendation of staff that preliminary and final approval be granted subject to the following conditions:

1. Provide a 7-ft. wide utility easement along the frontage d both lots.
2. Provide a utility easement along the other lot lines, if required by the Power and Telephone utilities.
3. Pay a storm detention fee of \$464.00 for the newsy created lot.
4. Provide a new irrigation connection to Parcel 1 so as not to encumber Parcel 2 with the service to Parcel 1.
5. Record the lots as separate deeds with the County Recorder's office and file the Record of Survey with the County Surveyor's office.
6. Compliance with all codes and ordinances when the Building Permit is issued.

Following a brief discussion, Councilwoman Holt made a motion that this request be approved as recommended. Mrs. Izatt seconded the motion and voting was unanimous.

5-03-94.9 Preliminary Subdivision Approval for a 79-lot Subdivision at Approxlmately 2450 South 200 West, Boulton Family, Developers.

Mr. Balling referred to the map and memo on this matter and stated that the property is being developed by Ron Marshall and the Frank Bouiton family. The property is presently being farmed by the Boulton Family. The proposed subdivision is located in the R-1 4.5 zone, which requires 6500 sq. ft. of area and 70 feet frontage and all of the lots meet the zoning requirements. Mr. Balling stated that it is the recommendation of staff that preliminary approval be granted, subject to the following conditions:

1. The subdivision be given a name.
2. Dedication of 2200 South St., 2500 South St., and 200 West St. to the centerline of each street. NOTE: Lots 712 and 713 will have part of them dedicated as part of the street.
3. Removal of all curb and gutter on 2200 South St. In front d the subdivision, and replace parallel to the south property line with a 4 ft. parkstrip and installation of a 4 ft. walk on the property line.
4. Installation of a 6-inch water line In 2200 South and 200 West St. to be paid for by the developer.
5. The asphalt is to be patched where all trenches are excavated and an asphalt overlay to be installed over the streets.
6. Construction of a new curb and gutter and walk on 2500 South St. and on 200 West Street, with provision for a 6-R. parking- strip.
7. Lots 202, 405, 497, 401, 305, 303, 302, and 301 ail should have reduced setbacks to make them more buildable.
8. Submission of a Title Report using the exact boundary of each plat.
9. Extension of the storm drain easterly between Lots 410 and 413 to the next intersection as directed on the check sheets.
10. 2500 South Street Is a 32-R. dedicated street with no sidewalk on either side of the street and

no curb and gutter on the north side of the street. The curb and gutter on the south side seems to be on property line. Dedicate enough street to give curb back distance of 34.0 ft. and provide 6 ft. parking and 4 ft. walk on the north side of the street.

11. There are several large poles along 200 West Street. It appears that their present location will be in the future walk. Some poles will be in the middle of the lot frontage. Any moving of these poles will be at the developer's cost. Also some poles that may need to be moved on 2200 South Street.

Mr. Balling noted that a portion of property contiguous to this proposed subdivision is being considered for commercial development. However, he emphasized that it is not part of this proposal and the zone would need to be changed prior to approval for commercial development. Several citizens were in attendance and the Commission responded to their questions, following which Mr. Miligan made a motion to grant preliminary approval as recommended. He emphasized that the proposed commercial property is not a part of this action. Mr. Chretien seconded the motion and voting was unanimous.

SITE PLANS

05 03-94.10 Final Site Plan Approval for Center Court Apartments at 1445 South Main Street, Marv Bloch, Developer. (Dick Drescher, architect)

Mr. Drescher requested to be excused from discussion and action on this item and also item no. 11 due to a conflict of interest.

Mr. Balling presented the site plan for the Center Court Apartments at 1445 South Main Street and he stated that Mr. Marv Bloch is requesting final site plan approval. It is the recommendation of staff that final approval be granted, subject to the following corrections to the plans:

1. Sanitary Sewer. A separate lateral is required to each building. An eight inch sewer main is required, with manholes on each end to serve this development.
2. Culinary Water. The developer will be required to pay the City for the installation of the water system. The approximate cost will be \$7,155.00.
3. Storm Drainage. The storm drainage plan should provide for storm water detention on site.
The developer needs to provide the engineering calculations for the storm runoff water and plans for storm water detention.
4. The Site Plan meets the ordinance and shows required parking, landscaping, paving, and site Improvements.
5. Easements must be provided to the City as follows:
 - a) 15-R. easement along sewer main and manhole.
 - b) 15-R. easement along water main and fire hydrant.
 - c) 10-R. easement along power facilities.
 - d) 7-R. easement along frontage on Main Street.
 - e) Other easements as required by telephone and power.
6. Bond Required. A bond of 5% of the valuation of all buildings is required to guarantee the site

Improvements and landscaping.

7. Construction Drawings and Building Fees. The plans are subject to the review of the Building Inspectors and the fees shall be paid as outlined in the Building Codes and City Ordinances.

Based on the recommendation of Mr. Bailing, Mr. Chretlen made a motion that final site plan approval be recommended subject to the above listed conditions and the conditions which were included in preliminary approval as follows:

1. Installation of a fire hydrant near the dumpster enclosure.
2. The site currently is crossed by an overhead power line that serves this property and the surrounding area. The current system is too low to provide safe clearance over the new buildings. The Power Department has redesigned the system to be placed underground, and as a result, the developer will be required to pay some of the costs of the new system. The fees will be figured by Bountiful City Power.
3. The buildings must be designed for a 100 MPH wind by a professional engineer.

Councilwoman Holt seconded the motion which carried by a majority. Mr. Holmes abstained and Mr. Drescher did not vote.

05-03-94.11 Final Site Plan Approval for South Pointe Apartments at 1875 South Main Street, Marv Blosch, Developer.

Dick Drescher excused from this item.

Mr. Bailing referred to the vicinity map and site plan for the proposed South Points apartments at 1875 South Main Street and stated that it is the recommendation of staff that final site plan approval be given, subject to the conditions attached when preliminary approval was granted (11/02/93 Planning Commission) and corrections listed below:

Preliminary approval conditions:

1. Storm water detention to be provided on site. Excess water and the detention basin drain can be piped into the back of the curb and gutter at the front of the site. A complete hydrology study needs to be completed to determine the size and volume of the proposed detention basin. No storm water fee will be required;
2. A 1 1/2-inch water meter and service line are required. In addition, a fire hydrant will need to be installed near the dumpster enclosure. Most of the new units are out of reach of any existing hydrants. The cost of the hydrant, water line and meter will be determined prior to final approval;
3. A new sewer lateral will need to be installed to service the new units. The new lateral can connect into the existing 8" sewer line that runs along the north property line. Sewer fees will be based on a connection for 11 units and will be figured prior to final approval;
4. Easements will be needed to cover the new OR water line and fire hydrant. A 7-ft wide easement is required along the Main Street frontage of the property;
5. All bonds and fees will be determined at the time of final approval and must be paid

prior to construction;

6. The buildings must be designed for a 100 MPH wind by a professional engineer.

Additional conditions required for final approval:

1. Sanitary Sewer. The City Ordinance requires a separate sewer lateral to each building. The plan needs to be corrected to meet ordinance.

2. Water System. The water meter should be relocated in the front of the buildings, preferably near the fire hydrant where it is easily accessible. If a 1-1/2 inch meter is used, 1-1/2 and 2-inch supply lines should be run to each building. The cost of the water system will be determined by the Water Superintendent. The approximate cost will be \$6,745.50.

3. Site "an Is complete including, drainage, parking, landscaping, paving, and site improvements.

4. Utility Easements are required for:

(a) Culinary water main and fire hydrant 15-ft. wide.

(b) 7-ft. wide easement along frontage on Main Street.

(c) 15-ft. wide easement along north property line.

(d) Other easements as required by telephone and power.

5. Bond Required. A bond of 5% of the valuation of all buildings is required to guarantee the site improvements and landscaping.

6. Construction Drawings and Building Fees. The plans are subject to review of the building inspectors. The fees shall be paid as outlined in the building codes and city ordinances.

Following discussion, Ms. Izatt made a motion that a recommendation be given to the City Council for final site plan approval of South Pointe Apartments, as given by Mr. Balling. Mr. Chretien seconded the motion which carried by a majority. Mr. Holmes abstained; Mr. Dresher did not vote.

05-03-94.12 Approval to Place a Home Beyond 200 Feet From a Public Street at 1668 South Ridge Point Dr., Kenneth and Barbara Hepner, owners.

Mr. Balling reviewed that Kenneth and Barbara Hepner would like a building permit to build a home beyond the 200 foot limit on their lot at 1668 South Ridge Point Drive. This requires meeting all of the requirements of Section 14-13-105E of the Zoning Ordinance. The Hepner's plan has been reviewed and it does not show a fire hydrant nor a turnaround. A fire hydrant needs to be located by the Fire Marshall and shown on the plan. A 60-foot hammerhead or a 70-foot diameter cul-de-sac needs to be provided.

Mr. Balling saw that it is the staff recommendation to approve this request with the following conditions:

1. A fire hydrant be located by the Fire Marshall and shown on the plan.

2. A 60-ft. turnaround or a 70-ft. diameter cul-de-sac as shown in Figure 13-1 of the Zoning Ordinance be provided.

3. Meet all other requirements of Section 14-13-105 E. of the Zoning Ordinance.

Jim Hyde, representing the owner, stated that the 60-ft. turnaround would be preferred and he questioned the requirements for the turnaround. Mr. Balling read the ordinance requirements, following which Mr. Chretien made a motion that a recommendation be made to the City Council to give approval for the road extension, as outlined by Mr. Bailing. Mr. Dresher seconded the motion which carried unanimously.

ZONING ORDINANCE AMENDMENTS

05-03-94.13 Consider Amending Section 14-2-410 to Allow for the Reconstruction of Nonconforming Duplexes in Single Family Zones.

This item cancelled.

The meeting adjourned at 8:40 p.m.